Mower County Assessors Office | **02.024.0070** | **Route #: 2AT-002-022** | **PDF 2** | **CERTIFIED**

17949 540TH AVE, AUSTIN Plat Map: Subdivision: **UNKNOWN** Deeded Acres: **0.970**

Current Owner/Address DBA: Comp ID: Map Area: **Austin Twp**

JASON W & JULIE A MURPHY (D) Section: **27** Township: **102** Range: **18** Block: Lot:

17949 540TH AVE Checks/Tags: Lister/Date: Reviewer/Date: **CLL, 07/23/2021**

AUSTIN MN 55912-0000 Loc/Class: **RURAL/RESIDENTIAL** Tax District: **492** Entry Status: **INFO FROM OW**

MN Alloc/Hmstd: **100 - Res 1 unit *1a* *4bb(1)*/001 - Full Homestead**

Legal: 27 102 018 **207 FT BY 205 FT NE**

1/4 NE1/4 BK 253-211 **.97AC**

Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Unit Price	T/E/O%
Site-Ex							0.970	$35,000.00	0/0/0
Sub Total						42,253.20	0.970		
Grand Total*						42,253.20	0.970		

*Includes all land areas

Notes

Residential Dwelling

Occupancy	**Single-Family / Owner Occupied**				
Style	**1 Story Frame**				
Arch Style	**N/A**				
Year Built	**1956**	EYB	**1956**	EFA	**70**
Area SF	**1,232**	TLA	**1,232**	GLA	**1,232/0**
Ttl Rms	**6**	Ttl Bdrms	**3**		
Bsmt/Attic	**Full / None**				
Heat/AC	**Yes / Yes AC**				
Bsmt Finish 1					
Bsmt Finish 2					
Fireplace 1	**1 Masonry**				
Fireplace 2					
Fireplace 3					
Fireplace 4					
Full/Half Baths	**1/0**	Other/Total Fixtures	**0/6**		
Decks & Patios	**Concrete Patio-392 SF**				
Porches	**1S Frame Screen-224 SF**				
Ext Wall	**Vinyl**	Roof	**Asph / Gable**		
Veneer 1	**1/2 Story Brick 1802 34**				
Veneer 2					
Bsmt Stalls/Total Garages	**0/1**	Ttl Additions	**0**		

Base Price	
Basement Adjustment	
Attic Adjustment	
No Heat Adjustment	
Central AC Adjustment	
Adjusted Base	
Finish	
Single Siding	
Exterior	
Fireplaces	
Plumbing/Appliances	
Attached Garages	
Basement Stall	
Base Total	
Graded	
Physical Value	
Total Less Obsolescence	
Extras	
Additions	
RCN	
Detached Garages	
Map Factor	
Total Bldg (RND)	

	Appraised	Board of Review	State Equalized	With Exemptions
Land	**$35,000**			
Dwlg	**$226,500**			
Impr				
Total	**$261,500**			

	PrYr 2025	PrYr 2024	PrYr 2023
Land	**$35,000**	**$35,000**	**$35,000**
Dwelling	**$226,500**	**$203,000**	**$160,600**
Impr	**$0**	**$0**	**$0**
Total	**$261,500**	**$238,000**	**$195,600**

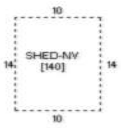
Additions	Area	Year	Garages	Area	W	L	Year
			Att Frame	**900**	**0**	**0**	**2009**

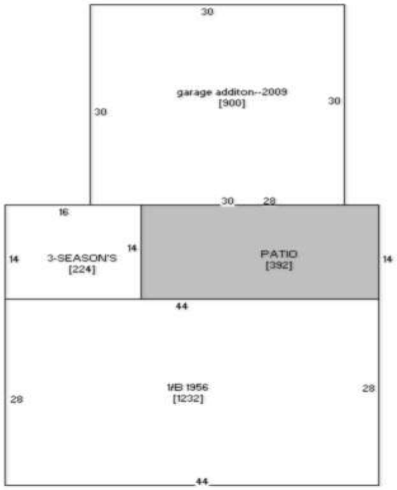
Yard Extras	Cnt	Year
Shed - W10.00 x L14.00 140 SF, Fr. Shed, Low Pricing	**1**	**1970**
Sheds and Yard Structures - W16.00 x L18.00 288 SF, Carport Utility Shed, Low Pricing	**1**	**2000**

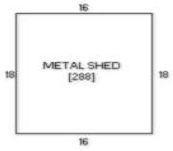
© Vanguard Appraisals, Inc.

Additional Notes:

Permission to Inspect Date











Ph 1 of 8 07/21/2021

**Sketch has been scaled to fit in this area